



TOWN HALL
4 Boltwood Avenue
Amherst, MA 01002-2351

HISTORICAL COMMISSION
(413) 259-3040
(413) 259-2410 [Fax]
planning@amherstma.gov

ARTICLE __. Community Preservation Act – Historical Preservation (Amherst Historical Commission)

Proposed Fiscal Year 2012 CPA Historic Preservation Projects

The following draft FY2012 CPA proposals represent the ongoing historic preservation priorities of the Town of Amherst as recommended by the Amherst Historical Commission on December 7, 2010 in implementation of the Amherst Preservation Plan, other historic preservation planning, and assessment of community needs. Funding for historic preservation projects will be sought through Town Meeting appropriations of Community Preservation Act funds, state and other grants, private donations, and Town Meeting appropriation of local tax revenue through the capital budget. This FY 2012 historic preservation budget is a working document and may be subject to change and adjustment.

I. Historic Preservation Capital Projects

Cost

Individual building/site projects:

➤ West Cemetery: Restoration of historic cast iron fencing that surrounds the Dickinson and Cutler family plots	\$50,000
➤ Town Clerk: Archival materials conservation/restoration	\$10,000
➤ Amherst Historical Society & Museum: Structural and feasibility study	\$35,000
➤ North Amherst Community Farm:	
~ Emergency repairs for stabilization of large barn and carriage house	\$15,000
~ Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house	\$10,000
➤ Jones Library:	
~ Chimney restoration (<i>Not yet presented to Commission</i>)	\$113,000
~ Conservation of historic paintings	\$15,000
➤ North Amherst Library rehabilitation:	
~ Foundation stabilization	\$10,000
~ Insulation to preserve collections	\$11,000
➤ Hope Community Church rehabilitation:	
~ Roof	\$26,000
~ Foundation and drainage	\$19,000
➤ 235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse	\$10,000
➤ Hawthorne house restoration (<i>Not yet presented to Commission</i>)	\$81,000
TOTAL NEW FY2012 PROJECTS	\$405,000

II. Previously-Obligated Funds

Cost

Individual building/site projects:

▪ 575 North East Street compensation (year 5 of 5)	\$25,600
▪ Town Hall masonry (year 3 of 10)	\$28,350
FY 2012 Total	\$458,950

➤ **Hope Community Church rehabilitation:**

Roof

\$26,000

Foundation and drainage

\$19,000

1. Feasibility of the project: Hope Community Church intends to restore the structure as part of its nomination for landmark status. Phase I includes roof and foundation work to stabilize the structure, preventing further damage and sealing the structure from the climate. Members of the Hope Community Church are engaged, active, and dedicated to making this project a success.
2. Urgency of the project: The church remains essentially untouched since it was constructed in 1912—meaning that although much of the character and charm of the original structure is intact, it is serious need of restoration to prevent walls from buckling, the roof from collapsing, and other catastrophic structural failures.
3. Population(s) to be served by the project: Historically, the Hope Community Church, and the AME Zion Church, were the only places in town where colored persons could worship. Today, the Church is open to the entire community, and also serves as a cultural centerpiece in the Prospect-Gaylord National Historic Register District.
4. Acquisition or preservation of threatened resources: Hope Community Church celebrates its Centennial in June 2012, a monumental occasion for a humble structure and church that started as an outgrowth of the Zion Chapel. The structure retains much of the architectural detail and character that it did when worshippers were segregated.
5. Possibility of multiple sources of funding: The Church community expects to fundraise and work with donors to complete the full restoration, although CPA would fund the entirety of Phase I.
6. Complete description of project addressing cost: Phase I includes the complete removal of the previous roof layers (will likely include the original roof) and installation of an historically appropriate material. The foundation work includes the installation of an exterior French drain system to prevent further deterioration of the brick. The drain will also help stabilize the structure.
7. Documentation: Please see attached letters, cost estimates, and images
8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Church. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission, and a permanent historic preservation restriction transferred from the Church to the Town.
9. Expectations for additional funding in future years: N/A
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

HOPE COMMUNITY CHURCH

Pastor: Reverend Crystal L. Roberson

November 9, 2010

Dear Community Preservation Act Committee,

Hope Community Church is requesting funds for major renovations that are needed to preserve this building dedicated in 1912 by the colored people of Amherst. It is located in the Prospect-Gaylord Historic District.

The church building is in need of immediate attention to the roof if it is to remain structurally stable. The most recent layer of the roof is over fifty years old and cannot hold much longer. Additionally, the weight of adding a second layer of asphalt shingles on top of the original slate roof has resulted in the splaying out of the walls.

In an effort to educate ourselves on how to best address the structural needs of the church, we have contacted other churches, local builders and experts in renovation design. We have spoken with Grace Episcopal Church, Maple Ridge Church and South Congregation Church in order to get advice on their experiences with recent restoration projects. We have received researched-based evaluations from UMASS Amherst's Building and Construction Technology Program and the Renewable Energy Efficiency Program at Greenfield Community College. After careful assessment of the information that we have gathered, we have found that the first step to this renovation process would include the complete removal of the previous roof layers and installing an asphalt shingled roof. The cost for this is approximately \$26,000.

In addition, we have spoken to various expert-builders about the deterioration of the church foundation. To prevent further erosion to the building's bricks and interior walls, it has been recommended that we install a French drain system uphill of the structure to mitigate most of the moisture problems. The cost for the French drain system is \$19,000. Our total request for both the roof and French drain system is approximately \$45,000. These estimates are comparable to the funds given to The Strong House. (The estimate for the roof will be submitted on Monday, 11/8 with the hardcopy of this letter).

As Hope Community Church approaches its Centennial in June, 2012, the congregants of Hope Church have become keenly aware of its history and our role as stewards of such a great cultural icon. Its humble beginnings as an outgrowth of the Zion Chapel, (along with the AME Zion Church), Hope Church is proud to lay claim to Professor W.E.B. Du Bois' lectures in May, 1912 to raise funds (a little over \$700.00) so that the meeting house of Hope Church would be dedicated free from debt.

Mary Jane McLeod Bethune, an American Educator and former adviser to President Franklin D. Roosevelt once worshiped in this historic building.



16 Gaylord Street
Amherst, MA 01002

PHONE (413)-336-8364
WEB SITE www.hopechurchamherst.org

Although we speak of these renowned individuals, who have made such important contributions to our national dialogue on race, Hope Church exist because of the hundreds, if not thousands of people who have been its stewards. Hope Church is and continues to be the story of its people. During the time of its inception, the bylaws of local Amherst congregational churches prohibited attendance by black parishioners. The sub-text of this story can be told as a story of race and racism in the Pioneer Valley. The larger context, however, for most church-goers in America continues to be that this time on Sunday morning is the most segregated time of their weekly experience.

In 1970, Reverend Laverne W. Anderson, husband to Dr. Norma Jean Anderson, Associate Dean of Education at the University of Massachusetts became the first African-American minister of Hope Church. This was ground breaking for Hope Church for many reasons. Not only did he establish the first local chapter of the NAACP, he also paved the way to a more diverse membership that widely reflected the Amherst community at large, i.e., race, socio-economics and sexual orientation. Hope Church remains a non-denominational Christian church and people from all backgrounds and traditions attend.

Hope Community Church is building on its identity as a very inclusive congregation that is still involved, (both spiritually and culturally) with the community and the five-college student population. The church provides ongoing in-service learning and is mentoring interns through the legacy of Dr. Norma Jean Anderson. The local community has regularly been invited to educational events and lectures. Some of the topics include slavery in the Pioneer Valley, stories of the New South Africa post-Apartheid and multicultural learning. The church was the first to bring the pioneering work in white privilege towards eliminating racism within its own walls. The content of this work is now a required part of the University of Connecticut's social work curriculum and has been facilitated for the last ten years by Hope Church members.

For the last forty years, the church has been a philanthropic entity providing meals, clothes and monetary donations to charitable organization locally and world-wide. We have given to Jessie's House, Safe Passage, The Mustard Seed Foundation, Joyce Meyer's Hand of Hope Outreach Ministries as well as the offering of our tithes to the Goodwin Memorial A.M.E Zion Church. As stewards of this historic structure, we are asking for CPA funds in order to continue all of the viable work that this church has been doing in this community for the last 98 years.

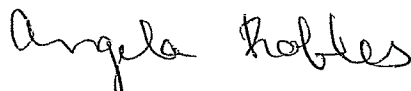
In closing, this church houses an amazing history that reflects the story of equity and freedom for people of all racial backgrounds. Therefore, we graciously ask for your help to preserve this distinguished part of the history of Amherst for us today and for generations to come.

Thank you for your time and consideration.

Sincerely,



Rhonda A. Gordon
Church Administer



Angela J. Robles
Renovations Chairperson

Hope Community Church 2010 Board of Trustees

President: Rhonda Gordon

Secretary: Angela Robles

Treasure: Stephan Rogers

Rev. Carlos Anderson

Lorena Faerber

Rev. Gloria Lomax

Rev. Crystal Roberson

Dr. Robert Romer

Mary Ellen Shea

CREATIVE CONSTRUCTION RESOLUTIONS INC.

8 PINE HILL RD HADLEY MA.

Estimate for the French Drain + Infiltration System

11/3/2010

Scope of work:

1. Remove porch and deck
2. Trench down 6" below church's foundation footing on both sides and rear + or - 140'.
3. Install crushed and washed $\frac{3}{4}$ " - stone 12"x 24".
4. Install 190' = or - 4" perforated pipe with sock
5. Dig 12'x 5' drainage pit.
6. Install (4) 30" infiltrators.
7. Install 4' x 12'x 4' washed stone $\frac{3}{4}$ " - .
8. Wrap system in filter fabric.
9. Tie-in basement drain.
10. Tie - in footing drains.
11. Dig (4) 8' drainage fingers.
12. Install 32' of perforated pipe with sock.
13. Dig foundation hole for 10x15 addition.
14. Install 24"x24" continuous footing.
15. Install 10"x15' continuous wall.
16. Water proof wall.
17. Tie-in footing drain into system.
18. Back fill all.

CURRENT SITE CONDITIONS:

Upon inspection we determined that there is a serious drainage problem causing standing water to be present in the boiler room as well as pooling under the basement slab. If this condition is not resolved this will undermine the foundation.

PROPOSED CORRECTION:

We propose to remove the handicapped ramp temporarily in order to gain access to the east side of building. Then we dig next to the foundation to 12" below the foundation footing on the east, west and south sides of the building. We will then install 4" perforated pipe with sock on a bed of washed stone. Then these pipes will be routed into a main infiltrating system on the west side of the property. Then we will reinstall ramps. The resulting repair will divert the water away from the building allowing the bricks and walls to stay dry.

Cost of project

Respectfully Submitted,

Labor	\$ 14,000.00
-------	--------------

Materials	\$ 5,000.00
-----------	-------------

Total Proposal	\$ 19,000.00
----------------	--------------

Kevin B Michelson

Unrestricted Construction Supervisor license 82649

Manager Creative Construction resolutions Inc.

413-626-0065

RECEIVED NOV 08 2010

ROBERTS ROOFS CO., INC.

3090 PALMER ROAD

P.O. 1312

BONDSVILLE, MA 01009

413 467 9884

413 283 4395

PROPOSAL

Date

11/5/2010

E-mail

Info@RobertsRoofsInc.com

Web Site

www.RobertsRoofsInc.com

Proposal Submitted to

Rachel Kingsley
154 Grantwood Drive
Amherst, MA 01002-4100

CUSTOMERS PHONE # 230-3422, 835-1929

DECSCRIPTION	JOB SPECIFICATIONS	Amount
NEW ROOF	<ol style="list-style-type: none"> 1. Remove existing roofing. 2. Inspect & re-nail deck as necessary. 3. Furnish & install ice and water barrier at all eaves and valleys. 4. Furnish & install roofers underlayment over remaining deck areas. 5. Furnish & install new aluminum drip edge around perimeter. 6. Furnish & install 30 year architectural roof shingles complete with all associated flashing details. 7. Furnish & install ridge vent. 8. Remove roofing debris. 9. All work to be done by owner and employees of Roberts Roofs. 10. All workmanship warrantied for 30 years by Roberts Roofs. <p>Estimated cost for slate: \$85,000 Estimated cost for standing seam: \$70,000</p>	26,500.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. This quote is valid for 30 days from date posted. After that date the quote may be re-assessed to compensate for a change in material costs.

ACCEPTANCE OF PROPOSAL -- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature: _____

Total	\$26,500.00
--------------	--------------------

Payments/Credits	\$0.00
-------------------------	---------------

HOPE COMMUNITY CHURCH

Pastor: Reverend Crystal L. Roberson

November 19, 2010

Dear Community Preservation Act Committee,

Thank you for your consideration of the project to save the historic structure that is Hope Community Church. Enclosed you will find the materials that outline what will be covered in our second and third phases of the renovation project. Some of these items deal with improving the structures energy efficiency, air quality, handicap accessibility, electrical updating, youth recreational use, audio quality, and aesthetics. I realize that not all of these items are parts of the project that could be funded by the CPAC. But I heard you say that energy efficiency is one of your deepest concerns, as it is mine. I do not know if air sealing and weatherization are the type of work that CPA monies are generally funded for. So in the attached outline, I have highlighted only those tasks in the scope of the job that have seemed to be funded in past CPA projects. Fortunately (?) the exterior cladding, cedar shakes, are at the end of their useful life and will have to be replaced. This gives us an opportunity to easily add insulation to the structure, between the studs and below the new shakes, without changing the appearance. As a building science student at the University of Massachusetts, Amherst, I am interested in doing as much in the way of a Deep Energy Retrofit on this building as the budget and the rules of the CPAC will allow. This is one of the reasons we are proposing window inserts (storms, but interior) over replacing the existing, original windows. We would like to leave as much original to the structure as possible.

One of the most exciting new developments, for me, is that our UMass intern workforce, run as a practicum by Dr. Simi Hoque, M.S., M.Arch., Ph.D, will be generating an Historic Structure Report. As you undoubtedly are aware, these are preliminary items that can be extremely expensive. If this practicum is successful, it could continue to be offered at UMass and could possibly be used to benefit other commercial and municipal projects. Additionally, these interns will be receiving invaluable education in the field of historic preservation. Please feel free to contact me directly if you would like me to explain this practicum further.

When we met at the last meeting you met the chair of our renovations committee, Angela Robles. Unfortunately, Angela's father has passed away suddenly, and she has not been able to keep up with this work recently. I felt that I should explain the situation to you in case I have either not complied adequately with you request for additional information, or in case some of the materials I am sending are duplicates. For instance, I do not know whether you have received the Outline of Specifications that was generated by one of our congregants, Steve Rogers of Rogers Management, Amherst. Steve drew this up quickly as an aid to the many contractors who have been through to evaluate the job and give us bids. Some things are not listed on it, such as the stained glass window repair/restoration, and the Deep Energy Retrofit type of insulation work that I will be proposing. I will add them as a footnote to the Outline that he drew up. I know that you have not received the preliminary report from the structural engineer, they promise that they will email it to me today, I will include it in this packet. The structural engineering will need to precede both the roof and the foundation work, so it will not be in phase 2, but I wanted to let you know that you should have that today as well.

Please let me know if there is anything else you will need in order to be prepared for the next meeting, and thanks again for all your efforts on behalf of Hope Community Church.



Respectfully,

Rachel A. Kingsley (413) 835-1929

16 Gaylord Street
Amherst, MA 01002

PHONE (413)-336-8364
WEB SITE www.hopechurchamherst.org

Hope Community Church Renovation Plan

Phase 1

- I. Have structure evaluated by structural engineer to determine wall load capacity, and to help with roof materials choice. Have them evaluate the roof timbers for adequate load carrying capability. Have any required work done for bracing and supporting of the roof and walls in preparation of the new roof load.
 - a. \$2,875
- II. Trim branches and remove trees that overhang the structure.
 - a. \$2,400
- III. Have 2 layers of roof materials removed and replaced and fix any areas of sub-roof/support that are damaged. Have gutters and downspouts installed to carry water away from the foundation. Dismantle and dispose of old chimney.
 - a. \$12,000-82,000
- IV. Have the exterior brick of the foundation excavated and assessed for strength/function. Have the brickwork repaired and re-pointed where necessary. Have a moisture resistant membrane applied to divert groundwater to a French drain system at base of footings. Build the foundation for the bathroom addition at the rear of the tower.
- V. Have a French drain system placed at base of footings that will empty into the infiltration system to be located inside the southwest corner of property and install the infiltration system.
 - a. \$7,500
- VI. Have an electrician evaluate the electrical system for functionality and safety.
 - a. Up to \$15,000
- VII. Install thermopane or plexiglass magnetic seal interior storm windows on all existing windows.

Phase 2

- I. Have a Deep Energy Retrofit type air sealing and weatherization done to reduce the energy use of the structure. Seal all openings to the slab area under the subfloor of the basement to prevent unconditioned air infiltration.
- II. Build the accessible bathroom to ADA standards on the rear of the tower.
 - a. \$45,000
- III. Install an ADA approved lift or ramp.
 - a. \$52,000
- IV. Replace the shakes on the exterior of the building. Build out windows and trim work to accommodate the thickness of the insulative sheathing. Have structure painted to Historical accuracy.
 - a. \$3,000+
- V. Have mold remediation done to remove the odor and health hazards from the previous infestation. Replace carpets, wallboard, flooring, etc as needed.

- VI. Have furnace evaluated for size, and install a return air plenum. Look into a central air unit.

Phase 3

- I. Refinish floors, repair plaster, restore original front door and add weather-stripping, replace carpet on pulpit.
- II. Repair outside stairs.
- III. Install the wood chips and border timbers, erect playground equipment.
- IV. Repair stained glass window.

Note: Where we have been given a bid on any of this work, I have used the price we were quoted. Some of this work may be undertaken by church members instead, or new bids may be sought. Items that have no price assigned will be put out to bid asap.



Hope Community Church, North Side, 10/2010



Hope Community Church, East Side, 10/2010



Hope Community Church, South Side, 10/2010



Hope Community Church, West Side, 10/2010